



10239 CANTERHURST  
WAY  
HOUSTON, TX 77065

MLS # 45054332

## Features and Upgrades

### **Rooms:**

- ✓ High ceilings
- ✓ Large family room open to kitchen
- ✓ Gas fireplace with hearth
- ✓ Large in-house laundry room with extra storage
- ✓ Popular open floor concept
- ✓ Formal dining room with vaulted ceiling
- ✓ Formal dining room with new chandelier and vaulted ceiling
- ✓ All new flooring throughout
- ✓ Full paint job – complete house

### **Kitchen:**

- ✓ New stainless steel appliances
- ✓ New disposal
- ✓ New granite with new undermount sink and faucet
- ✓ New cabinet hardware
- ✓ New beautiful French Canvas backsplash
- ✓ New recessed LED lighting and new chandelier in breakfast area

### **Bathrooms:**

- ✓ New granite counters in all bathrooms
- ✓ New rectangle sinks with new faucets in all bathrooms
- ✓ New and beautiful tile flooring in all bathrooms
- ✓ New vanity lights
- ✓ New mirrors
- ✓ New towel bars and hardware
- ✓ New tile surround in hall bath
- ✓ New tile shower with new frameless shower door in primary bath

### **Electrical, Plumbing and Roof:**

- ✓ New Roof
- ✓ HVAC-2021
- ✓ New switches and new outlets
- ✓ New recessed LED lighting

- ✓ New lighted ceiling fans
- ✓ New sinks, faucets, and supply lines
- ✓ New vanity lights &
- ✓ New lighted ceiling fans throughout
- ✓ New exterior light fixtures

### **Exterior:**

- ✓ Freshly painted exterior brick and trim
- ✓ New front door
- ✓ Large fenced-in back yard

### **Floors and Windows:**

- ✓ New tile floors in kitchen, breakfast room, bathrooms, and laundry room
- ✓ Beautiful upgraded laminate flooring throughout
- ✓ New window blinds throughout

### **Other Notables:**

- ✓ New blown insulation in attic
- ✓ Neutral, beautiful interior paint
- ✓ One-year home warranty with full-price offer
- ✓ All major systems have been serviced
- ✓ Professionally cleaned
- ✓ Never flooded

### **Location:**

- ✓ Situated in a beautiful, established neighborhood
- ✓ Close to shopping, restaurants, Cy-Fair ISD schools, medical facilities, and major thoroughfares.

